

ORDINANCE NO. 2020-17-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM PDNR TO GB

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Wabash Township-TSC-B, Tippecanoe County, Indiana

A part of the East Half of the Southeast Quarter of Section 3, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 3-23-5; Thence South 00°51'04" East, along the East line of the Southeast Quarter, a distance of 820.99 feet to a spike; Thence South 88°45'45" West, a distance of 40.00 feet to the West right of way line of Klondike Road being marked by a rebar and being the Point of Beginning of the herein described tract; Thence South 00°51'04" East, along said West right of way line, a distance of 250.05 feet to a rebar; Thence South 88°45'45" West, a distance of 870.65 feet to a rebar; Thence North 00°51'04" West, parallel with the East line of the Southeast Quarter, a distance of 250.05 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043"; Thence North 88°45'45" East, a distance of 870.65 feet to the Point of Beginning, containing 4.997 Acres, more or less.

Commonly known as 3312 Klondike Road, West Lafayette IN 47906

Section 2: The above-described real estate should be and the same is hereby rezoned from **PDNR TO GB**.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 5th day of October, 2020.

VOTE:

yes

Tracy B.
Tracy Brown, President

yes

Thomas Murtaugh
Thomas Murtaugh, Vice President

yes

David Byers
David Byers, Member

ATTEST:

Robert Plantenga
Robert Plantenga, Auditor

Z-2805
MIDWEST RENTALS, INC.
PDNR to GB

Staff Report
September 10, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner, represented by attorney Dan Teder, is requesting rezoning from PDNR to GB for 5.23 acres located on the west side of Klondike Road, south of US 52, more specifically 3312 Klondike Road, Wabash 3 (SE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property was rezoned in 2010 from GB to PDNR for the Midwest Rentals Planned Development (Z-2420). GB zoning surrounds the site on the north and south with R1 (Residential) zoning located to the east across Klondike Road and R1B to the west. Further south along Klondike there is I3 (Industrial) while north on Klondike there is R3 (Residential).

AREA LAND USE PATTERNS:

The site is currently improved with the remnants of the Midwest Rentals business, which has now consolidated its operations in Lafayette. Prior to Midwest Rentals, the Henry Poor Lumber Company occupied the site from 2002 to 2006. Immediately south and west of the site, properties are undeveloped and partially wooded while further south on Klondike Road is the Lafayette Venetian Blind manufacturing facility. North of the site is commercially developed and to the east, across Klondike Road, are Klondike Elementary and Middle Schools.

TRAFFIC AND TRANSPORTATION:

Klondike Road is classified in the County *Thoroughfare Plan* as a secondary arterial requiring 40' building setbacks. The Klondike Road improvement project, undertaken by the Tippecanoe County Highway Department in recent years, is now completed and has vastly improved road and sidewalk conditions.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are now fully available to serve the site. A 30' wide type C bufferyard is required when GB zoning is developed/rezoned adjacent to R1B.

STAFF COMMENTS:

A unique set of circumstances led to the creation of the Midwest Rentals Planned Development. At the time of its approval, sanitary sewer was unavailable to the site. Given the uses proposed with the Midwest Rentals project (the principle use being the cleaning and storage of portable rental toilets), an elaborate set of precautions was put in place and incorporated into the planned development zone to ensure environmental best